Name and Address of New Owner:
Chi An Liu
1042 Treaty Oaks Drive
Nashville, TN 37209

Send Tax Bills To:
SAME

Karen Johnson Davidson County
Batch# 370663 DEEDWARR
03/11/2020 09:08:30 AM 2 pgs
Fees: $13.00 Taxes: $1,319.98
20200311-0027148

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 091-06-0L-067.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **HR Properties of Tennessee**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Chi An Liu,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:
LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 7R, AS ESTABLISHED IN DECLARATION OF COVENANTS, Conditions AND RESTRICTIONS FOR TREATY OAKS COTTAGES , A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS or RECORD in INSTRUMENT NO. 20141120-0107174, AS AMENDED IN INSTRUMENT NOS. 20150113-0003651, 20150814-0081914, 20160826-0089501, 20160922-0099884, 20180725-0072479 AND 20190228-00'! 8398 IN THE REGISTERS OFFICE OF DAVIDSON, TENNESSEE WITH PL A T ATTACHED AS EXHIBIT B TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Being part of the same property conveyed to HR Properties of Tennessee by Warranty Deed from Stephens Liquidation Corporation formerly known as Stephens Millwork and Lumber Co., recorded on May 5, 2014, of Instrument No. 20140603-0047518, Register's Office for Davidson County, Tennessee.

This is improved property known as 1042 Treaty Oaks Drive, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of March, 2020.

HR Properties of Tennessee

John A. Bell, Jr-Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A Bell Jr, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of HR Properties of Tennessee the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of HR Properties of Tennessee by himself as Authorized Agent.

Witness my hand, at office, this 6th day of March, 2020.

MELODY WEATHERS STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 07-06-2020 DAVIDSON COUNTY

Notary Signature
My commission ~~expires~~: 7-6-20

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

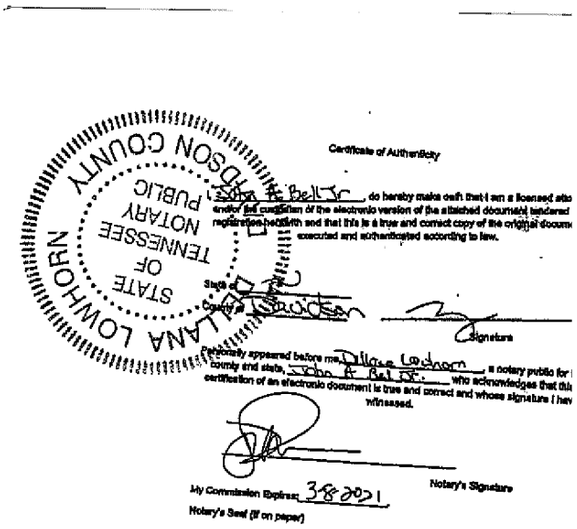
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $356,750.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
6th day of March, 2020.

Notary Public
My commission expires: 7-6-20
File No. 2020-992

MELODY WEATHERS STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 07-06-2020 DAVIDSON COUNTY



202003110027148